

MORTGAGE

Documentary Stamps are figured on the amount financed: \$12,417.60.

THIS MORTGAGE is made this 12th day of December 1983, between the Mortgagor, Virginia M. Cannon and James Dennis Cannon (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-three Thousand Five Hundred Eighty-six and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 12, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 15, 1994.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that lot of land in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 71 on Plat of GROVELAND DELL, Section 3, prepared by Jones Engineering Service, dated January 28, 1972, recorded in Plat Book 4R at page 2 in the RMC Office for Greenville County and having such metes and bounds as appear by reference to said plat. Said lot fronts on the easterly side of Tumbleweed Terrace a distance of 100 feet.

THIS property is conveyed subject to protective covenants of record and to any easements or rights of way affecting same.

THIS is that same property conveyed by deed of O. H. Ogle to J. Dennis Cannon and Virginia M. Cannon, dated August 1, 1983, recorded August 1, 1983, in volume 1193 at page 519 of the RMC Office for Greenville County, SC.

which has the address of Rt. #3, Tumbleweed Terrace, Taylors, SC 29687 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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